2 rooms in Carre d'Argent

€250,000

Carre d'Argent · 2 rooms · 29 m² in size



Key details

Surface area	**29 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Discover a charming two-room apartment located in the prestigious Carré d'Or district of Nice. This property is situated in a high-end building just steps away from the sea, luxury shops, and convenient transportation options. The apartment, positioned on the top floor with elevator access, offers a total area of 35 m² (29.39 m² Carrez law), providing a bright and sunlit living space throughout the day.

The interior features a well-appointed living area with an open-plan kitchen, a bedroom with a built-in wardrobe, and a modern bathroom with a toilet. Overlooking a quiet inner courtyard with no direct view from neighbors, this residence ensures absolute tranquility. The property is in good general condition, making it ready for immediate occupancy or rental. Short-term rentals are permitted, presenting a strong potential for platforms like Airbnb and Booking.

This apartment is an ideal choice for a pied-à-terre, investment, or first-time purchase in a highly sought-after neighborhood.

Monthly management cost: €110.
Energy efficiency rating: Class C.
Agency fees: Paid by the seller.
Number of lots in the co-ownership: 25.
No ongoing legal proceedings.

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